



**VILLAGE COUNCIL REGULAR MEETING MINUTES
MEETING TO BE HELD VIA HYBRID-IN PERSON AND ON-LINE
MEETING ROOM LOCATED AT 102, 9 FIREHOUSE RD.
TAOS SKI VALLEY, NEW MEXICO
FRIDAY, AUGUST 15, 2025 1:00 PM**

1. CALL TO ORDER AND NOTICE OF MEETING

The regular meeting of the Village Council was called to order by Mayor Chris Stanek at 1:00 p.m. Notice of the meeting was properly posted.

2. ROLL CALL

Marlene Salazar, Village Clerk, called the role and quorum was present.

Governing Body Present:

Mayor Stanek

Councilor Caldwell

Councilor Turner

Councilor Stagg

Councilor Wittman

3. APPROVAL OF THE AGENDA

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0

4. APPROVAL OF THE MINUTES OF THE JULY 18TH, 2025, REGULAR VILLAGE COUNCIL MEETING AND THE VILLAGE COUNCIL MEETING ON JULY 25, 2025.

MOTION: Councilor Caldwell **SECOND:** Councilor Wittman **PASSED:** 4-0

5. PRESENTATIONS

A. None

6. A. CITIZEN'S FORUM –Discussion of non-agenda items only. Limited to 5 minutes per person. (Please email msalazar@vtsv.org to sign up in advance so that you can be recognized)

Christoff Brownell spoke in regard to the road improvement project using millings, starting on Kachina Basin down the length of Twining Rd. He stated that this has been very effective with its smooth surface and help with dust control. Mr. Brownell stated it would be great to have all roads surfaced with the millings. Mr. Brownell also commended staff for running the village well despite leadership challenges.

B. CITIZEN'S FORUM - Limit of 5 minutes per person related to a specific agenda item. Public comment during consideration of agenda items by the Council is only permitted at the discretion of the Chair and is limited and those directly affected.

Amanda Straka spoke regarding Public Hearing item 13.A., the International Maintenance Code. Ms. Straka expressed concerns and had several questions and comments about the adoption of the 2024-ICC IPMC. Specifically, she asked if the proposed maintenance code included references to grandfathering existing structures, felt that the regulations on weeds did

not fit the Ski Valley culture, and suggested that the code incorporate bear safety and trash regulations as well as combining the dark sky ordinance into the document.

7. COMMITTEE REPORTS

A. Planning & Zoning Commission (Mayor Pro Tem Tom Wittman) Board Chair Wittman stated no meeting was held in August 2025. The next meeting will be scheduled for September 8, 2025, at 1:00 pm.

B. Public Safety Committee (Councilman Henry Caldwell) Committee Chair Caldwell reported a meeting was held in August 2025, but there was not a quorum present. Items discussed were the need to integrate the avalanche ordinance study from three years ago into the zoning ordinance. The next meeting scheduled will be on September 8, 2025, at 1:00 p.m.

C. Firewise Community Board (Councilman Henry Caldwell) No reports

D. Parks & Recreation Committee (Joan Woodard) Committee Chair Woodard reported on Parks and Recreation Committee's site visit to Kachina Vista Park on July 21, 2025, which included plans for cleanup. Also discussed were trail improvements, and addressing avalanche hazards with proper signage.

E. Lodger's Tax Advisory Board (Councilman Chris Stagg) No reports

F. TIDD (Mayor Pro Tem Tom Wittman) Board Chair Wittman reported that the TIDD board met with Judge Emilio Chavez in obtaining a summary judgement in regard to the IPRA complaint. Judge Chavez requested additional information. The next court date will be scheduled for October 2025.

8. REGIONAL REPORTS (Are all included in the attached Administrator's and Department reports)

A. Enchanted Circle Council of Governments (ECCoG) (No meeting, no report)

B. Enchanted Circle Marketing Cooperative (Met in June, per Village Administrator's Report)

C. Taos Regional Landfill (TRF) (Meeting next Thursday, per Village Administrator's Report)

D. North Central Regional Transit District (NCRTD) (No meeting, no report)

E. Northern Pueblos Regional Transportation Planning Organization (NPRTPO) (Met 8/8/25, at NCRTD, No report)

F. North Central Economic Development District (NCEDD) (No meeting, no report)

G. Rio Hondo Watershed District (RHWD) (Meeting cancelled, no report)

H. San Juan Chama Water Contractor's Association (SJCCA) (per Village Administrator's Report) Summer Triannual Convention will be in Taos, with site visit and meetings in VTSV.

Administrator Bellis stated all reports were included in the Council Packet. Administrator Bellis reported on Regional Report (H). The Village will host the San Juan Chama Water Contractors Association meeting on August 26th, 2025.

9. MAYOR'S REPORT (Mayor Chris Stanek) Mayor Stanek highlighted the recent progress on the roads, property issues, and the retirement of the overhead powerlines. Mayor Stanek also complimented Rick and the team for their progress and also praised the Chamber of Commerce for the successful "Up and Over" event which sold out and attracted many out-of-state visitors.

10. ADMINISTRATOR AND STAFF REPORTS Attached. (Rick Bellis, Village Administrator)

Administrator Bellis reported about and complimented the Public Works Department on doing an outstanding job. The mystery of the missing million gallons of water per month has been solved - it was a leak in the fire suppression system at Wheeler Peak Condos, accounting for about 90% of the water loss from the Kachina tank. The Village will continue to monitor the water leak repairs at the Wheeler Peak Condos to confirm the issue is resolved to everyone's satisfaction. The Public Works Department is making progress on road improvements using millings, with plans to apply a mag-chloride mix before snowfall to help anchor the material, which should eventually create a surface similar to the better maintained Forest Service roads. The Kit Carson Electric microgrid project is underway. The Village will be leveling the lot for the microgrid project and has allocated additional space for the project for future expansion and alternative recharging options, such as solar or hydrogen.

11. FINANCE REPORT

Attached. (Carroll Griesedieck, Village Finance Officer)

Financial update presentation. (Carroll Griesedieck, Village Finance Director)

Finance Director Griesedieck reported that the gross receipts tax is down 31% from last year due to lack of construction, while lodgers' tax and property tax collections are also slightly down. Director Griesedieck reports that two grants have been reauthorized allowing reimbursement. The reimbursement requests have been filed. Due to the slow start of the fiscal year and large opening balance expenses, including an increased annual insurance payment, it was necessary to move \$400,000 from reserves into operating to support the general fund.

Councilman Stagg discussed remaining funds from various water infrastructure grants. Director Griesedieck stated there is approximately \$260,000 left for water line repairs, \$30,000 for Kachina area water lines, \$60,000 for hydrants, and \$200,000 for the booster pump grant, most of which expire in 2026 or 2027.

12. CONSENT AGENDA

This item is placed on the agenda so that the Governing Body by unanimous consent can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any proposal does not meet with the approval of all Governing Body members, that item will be heard when reached under the regular agenda.

A. RESOLUTION 2025-33: AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE TO THE WATER TRUST BOARD AND NEW MEXICO FINANCE AUTHORITY.

B. RESOLUTION 2025-34: AMENDMENT OF RESOLUTION 2025-32 WITH WASTE MANAGEMENT, INC. FROM 1 YEAR TO 5 YEARS.

C. VTSV CONTRACT 2026-01: PROFESSIONAL SERVICE CONTRACT RENEWAL WITH THE VILLAGE OF TAOS SKI VALLEY CHAMBER OF COMMERCE FOR PROMOTIONAL SERVICES CONSISTENT WITH THE NM LODGERS TAX ACT §3-38-21 and §3-38-21.1 N.M.S.A. 1978 AS FULLY OUTLINED IN EXHIBIT A, FOR THE YEAR JULY 1, 2025, TO JUNE 30, 2026, IN A SUM NOT TO EXCEED \$325,000.

D. VTSV CONTRACT 2026-02: PROFESSIONAL SERVICES CONTRACT RENEWAL WITH LISA OLSEN BOOKKEEPING SERVICES FOR ACCOUNTING AND PAYROLL SERVICES FOR THE PERIOD JULY 1, 2025, TO JUNE 30, 2026, IN AN AMOUNT NOT TO EXCEED \$59,900

D. VTSV CONTRACT 2026-03: RENEWAL OF SERVICES CONTRACT WITH GOOD RIDDANCE ENVIRONMENTAL PEST CONTROL FOR PEST CONTROL SERVICES FOR A PERIOD OF JULY 1, 2025, TO JUNE 30, 2026 IN AN AMOUNT NOT TO EXCEED \$3,000.

E. VTSV CONTRACT 2026-04: RENEWAL OF A SERVICE CONTRACT WITH RAY'S SEPTIC SERVICE FOR THE PERIOD JULY 1, 2025, TO JUNE 30, 2026, FOR THE REMOVAL OF SEPTIC, AS SPECIFIED PER THE CONTRACT, IN AN AMOUNT NOT TO EXCEED \$59,900.

F.VTSV CONTRACT NO. 2026-05: RENEWAL BY THE VILLAGE OF TAOS SKI VALLEY OF A CONTRACT FOR SERVICES AS MEDICAL DIRECTOR TO VTSV FIRE/EMS/SEARCH AND RESCUE WITH DR. LINDA LYNCH FROM JULY 1, 2025, TO JUNE 30, 2026, IN THE AMOUNT OF \$800.00 PER MONTH FOR UP TO FOUR HOURS PER MONTH. ANY ADDITIONAL AUTHORIZED TIME SPENT OVER AND ABOVE THE FOUR HOURS WILL BE BILLED AT THE RATE OF \$125.00 PER HOUR.

G. VTSV CONTRACT 2026-06: RENEWAL OF A CONTRACT WITH ENSO WILDFIRE SERVICES, LLC FOR PROFESSIONAL SERVICES AS WILDLAND URBAN INTERFACE (WUI) COORDINATOR AND UPDATING OF THE VTSV WILDFIRE PROTECTION PLAN FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026, IN THE AMOUNT OF \$44,999.00.

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0

13. OLD BUSINESS

A. PUBLIC HEARING: Consideration to approve **ORDINANCE 2025-03:** AN ORDINANCE TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED.

A public hearing will be held, prior to Council action, in order to allow members of the public to provide comments and ask questions with regard to the ordinance under consideration.

Amanda Straka previously spoke earlier in the meeting in regard to the Ordinance in the Citizens Forum portion of the meeting.

Administrator Bellis explained that the code primarily addresses building exteriors and exterior property and would be enforced by a council-appointed code official. Administrator Bellis clarified that the code would serve as a foundation for enforcement of existing ordinances, with an appeals process through the planning commission and governing body. He emphasized that enforcement would be complaint-driven and focused on encouraging the voluntary addressing of safety concerns rather than being punitive, with the goal of resolving issues as quickly and amicably as possible between neighbors.

Link to view 2024 ICC IPMC: [2024-ICC-IPMC-1.pdf](#)

MOTION: Councilor Wittman **SECOND:** Councilor Stagg **PASSED:** 4-0

14. NEW BUSINESS

A. RESOLUTION 2025-035: A RESOLUTION APPROVING THE PUBLICATION OF AND SCHEDULING OF A PUBLIC HEARING FOR AN ORDINANCE TO AMEND, CORRECT AND CLARIFY LANGUAGE IN ORDINANCE 2022-17: AN ORDINANCE OF THE VILLAGE OF TAOS SKI VALLEY ESTABLISHING A LOCAL CANNABIS BUSINESS LICENSE; CREATING RULES REGARDING THE ISSUANCE OF A LOCAL LICENSE; ESTABLISHING REGULATIONS FOR THE USE OF CANNABIS ON PUBLIC PROPERTY AND IN PUBLIC PLACES; LIMITING THE SALE, PRODUCTION, MANUFACTURE AND CULTIVATION OF CANNABIS AND CANNABIS INFUSED PRODUCTS TO CERTAIN ZONE DISTRICTS; LIMITING GROWING AND CULTIVATION IN RESIDENTIAL AREAS TO PERSONAL USE ONLY.

DISCUSSION: Administrator Bellis reported that the changes are mainly to clean up typos and adjust fee language to reference an annual fee schedule rather than specific amounts.

MOTION: Councilor Wittman **SECOND:** Councilor Turner **PASSED:** 4-0

15. OTHER BUSINESS

A. PROCUREMENT ANNOUNCEMENTS:

Administrator Bellis reported that RFP interviews for RFP 2025-06, RFP 2025-07 were held by Zoom with two finalists for the Comprehensive Plan update and the two finalists for the Utilities Rate Study Wednesday, August 13th at the Village Administrator's Office at 7 Firehouse Rd., 2nd Floor.

RFP 2025-08 for utility trenching for underground electrical service received no responses and will be awarded to Anchor Built under state contract for procurement.

The recommendations for award will be brought to Council for approval, along with the respective contracts at a meeting later this month.

16. LEGAL UPDATE/STATUS REPORT

A. 7 Firehouse Rd.: Lawsuit, Removal of title issues

Administrator Bellis reports that the title issues on Firehouse have been resolved. The Village is now the new owner of the old Firehouse.

B. 200 Firehouse Rd., Unit 103, Post Office.

Administrator Bellis reports the Post Office is ready to open. Attorney Appel and Administrator Bellis will be in touch with the Post mistress on the final opening details.

C. 200 Firehouse Rd., Unit 102, Meeting Room

Administrator Bellis reported negotiations are underway to extend the agreement for the current meeting space.

17. POSSIBLE CLOSED SESSION

MOTION TO MOVE INTO CLOSED SESSION:

MOTION: Councilor Wittman **SECOND:** Councilor Caldwell **PASSED:** 4-0

The following matters may or may not be discussed in closed session under the NM Open

Public Meetings Act under exemptions 10-15-1.H (8): meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by a public body, 10-15-1.H (7): attorney client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant, and 10-15-1.H (2) limited personnel matters.

MOTION TO RETURN FROM CLOSED SESSION:

MOTION: Councilor Stagg **SECOND:** Councilor Wittman **PASSED:** 4-0

18. REPORT ON CLOSED SESSION (John Appel, Village Attorney)

19. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE VILLAGE COUNCIL

SEPTEMBER 19, 2025: REGULAR MEETING. The next regularly scheduled meeting of the Council of the Village of Taos Ski Valley will be held as a hybrid in-person and on-line meeting on Friday, September 19, 2025, at 1:00 pm in Room 102, 9 Firehouse Rd., Taos Ski Valley, NM and the Agenda, Agenda attachments, and Zoom Meeting link will be available to the public on the Village website at <https://www.vtsv.org>.

20. ADJOURNMENT

MOTION: Councilor Turner **SECOND:** Councilor Wittman **PASSED:** 4-0



Mayor Chris Stanek

Attest: 

Village Clerk, Marlene Salazar